



June 27, 2017

Via Electronic Mail and U.S. Mail

The McConkey Family Trust Dated May 15, 2000
c/o Trip McConkey
1723 Pennsylvania Avenue
Bremerton, WA 98312

Penn Plaza Storage LLC
c/o Trip McConkey
1723 Pennsylvania Avenue
Bremerton, WA 98312

Re: Planned Investigation Activities – Bremerton Gas Works Superfund Site

Dear Mr. McConkey:

This letter is to provide you with notice of upcoming investigation activities (Work) planned for the Bremerton Gas Works Superfund Site (Site). A portion of the Work will take place on property owned by The McConkey Family Trust Dated May 15, 2000 (Kitsap County Parcel No. 3711-000-001) (McConkey Property), and Penn Plaza Storage LLC (Kitsap County Parcel No. 3711-000-001-0607) (Penn Plaza Property). The Work is being performed subject to the Consent to Access to Property entered into between you, Cascade Natural Gas Corporation (Cascade), and the United States Environmental Protection Agency (EPA), dated July 1, 2014.

The Work is described in detail in the attached Final Remedial Investigation/Feasibility Study Work Plan (RI/FS Work Plan), dated May 31, 2017. The RI/FS Work Plan was approved by the EPA on May 26, 2017. Below is a summary of the Work planned at the McConkey Property and the Penn Plaza Property.

Work will also be performed at an adjacent property owned by Natacha Sesko and the Estate of William J. Sesko (Kitsap County Parcel No. 3741-000-022-0101), the right of ways of Thompson and Pennsylvania Avenues, and aquatic lands of the Port Washington Narrows.

A tentative schedule of the Work planned through the fall of 2017 is attached. A brief description of the Work is as follows:

Work Planned on McConkey Property

June. Equipment and materials will be mobilized to the Site, including a job trailer and sanitary facilities to the northwest portion of the McConkey Property (See, Figure 1). An electrical connection will be made from the power lines along Thompson Avenue to the job trailer. To protect human health, access to active Work zones will be restricted as described below under “Health and Safety Considerations.” To enable this Work to occur, **all materials, vehicles, and equipment (if any)**

need to be removed from the northwestern portion of the McConkey Property as soon as possible. Cascade's contractors will need to access the McConkey Property from Thompson Avenue outside of normal working hours, and will need keys to enter the existing gate located at the end of Marguerite Avenue (Access gate depicted at Figure 1). We understand keys are forthcoming.

July. The concrete blocks located along the boundary of the Sesko Property and the McConkey Property (Figure 1) will be temporarily removed to facilitate access to the Sesko Property. The concrete blocks will be stored for future replacement. Following vegetation removal at the Sesko Property, non-invasive survey activities will be completed at the ground surface. To enable this Work to occur, **all materials, vehicles, and equipment need to be removed from the McConkey Property no later than July 5, 2017.** If there are items that need to remain in this area, we ask that you temporarily move them, as needed, to outside working areas or provide permission for the Cascade's contractors to do so during the Work.

August. Exploratory trenches will be excavated and backfilled, and soil borings will be drilled both outdoors and inside Building 5 on the McConkey Property (Figure 1). If encountered, abandoned underground piping (e.g., abandoned sewer lines or former product transfer piping from historical operations) might be excavated and removed from the shallow subsurface. Throughout August, all areas of the McConkey Property will need to be kept clear of materials, vehicles, and equipment.

September and Beyond. The scope and schedule for Work in September and beyond will be determined after summer activities have been completed. Long-term activities will include drilling of soil borings, installation of monitoring wells, and monitoring and testing of groundwater. All areas of the McConkey Property will need to be kept clear of materials, vehicles, and equipment until further notice.

Work Planned on Penn Plaza Property

June. Cascade's contractors will need to access the Penn Plaza Property from Thompson Avenue outside of normal working hours, and will need keys to enter the existing gate located at the end of Marguerite Avenue (Figure 1). We understand keys are forthcoming.

July. Following vegetation removal at the Sesko Property, non-invasive survey activities will be completed at the ground surface. To enable this Work to occur, **all materials, vehicles, and equipment need to be removed from the portion of the Penn Plaza Property located within the Upland Initial Study Area (Figure 1) no later than July 5, 2017.**

August. Exploratory trenches will be excavated and backfilled, and, if encountered, abandoned underground piping (e.g., abandoned sewer lines or former product transfer piping from historical operations) might be excavated and removed from the shallow subsurface. Throughout August, all areas of the Penn Plaza Property located within the Upland Initial Study Area (Figure 1) will need to be kept clear of materials, vehicles, and equipment.

September and Beyond. The scope and schedule for Work in September and beyond will be determined after summer activities have been completed. Long-term activities will include drilling of soil borings, installation of monitoring wells, and monitoring and testing of groundwater. All areas of the Penn Plaza Property located within the Upland Initial Study Area (Figure 1) will need to be kept clear of materials, vehicles, and equipment until further notice.

Health and Safety Considerations

The Work will include use of heavy machinery for trenching and drilling and excavation of pits and trenches below ground surface. Potentially hazardous materials will likely be encountered. Cascade has prepared Health and Safety Plans that apply to consultants and contractors performing the Work. The Health and Safety Plans do not apply to anyone else, such as property owners, tenants, or visitors. To protect human health, temporary security fencing will be installed in select locations to supplement existing barriers (which include existing fencing, concrete barriers and walls, and existing structures) and restrict access to active Work zones. The initially anticipated location of the temporary security fencing is depicted on Figure 1, but may be moved as needed to accommodate the Work. Active Work zones will also be identified using safety cones or barricades, caution tape, flagging, and/or other means. Please inform your employees, contractors, and guests to stay outside of active Work zones. If you or your employees have a need to enter active Work zones, please contact one of the individuals below prior to entry.

Communication Plan

During all active Work, representatives of Cascade or its consultants (Aspect Consulting LLC and AnchorQEA LLC), will be onsite and available to answer questions and address any concerns. In the event that issues arise and there are no consultants at the Site, please contact the following:

- For time-critical issues, such as vehicles or equipment that are blocking access, please contact:

Carla Brock
Aspect Consulting LLC
(425) 269-7255

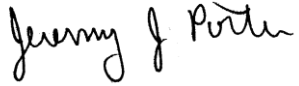
- All other questions should be directed to:

Kalle Godel
Cascade Natural Gas Corporation
(701) 222-7657

McConkey Notice Letter
June 27, 2017

Project No. 080239-005

Sincerely,

A handwritten signature in black ink that reads "Jeremy J. Porter". The signature is written in a cursive, flowing style.

Jeremy J. Porter, PE
Senior Associate Remediation Engineer
jporter@aspectconsulting.com

Attachments:
May 31, 2017 RI/FS Work Plan (on CD)
Figure 1 - Investigation Activities Detail
Timeline of Investigation Activities

cc: (by e-mail only w/o attachments)
K. Godel
H. Jensen



PORT WASHINGTON NARROWS

Silt Fence Installed
at Fenceline

Approximate Job
Trailer Location

Tank (approximate location)

Concrete Blocks
to be Removed

Manhole A

Building 5

Access Gate

McConkey
Property




Sesko
Property

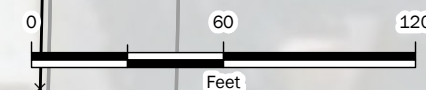
Penn
Plaza
Property

Marguente Ave

Thomas Ave

Pennsylvania Ave

- | | |
|-------------------------------------|---|
| ✕—— Temporary Site Security Fencing |  Historical Structure |
| ✕—— Existing Permanent Fencing |  Upland Initial Study Area |
| - - - Silt Fence |  Kitsap County Tax Parcel Line |
| —— Concrete Blocks | |



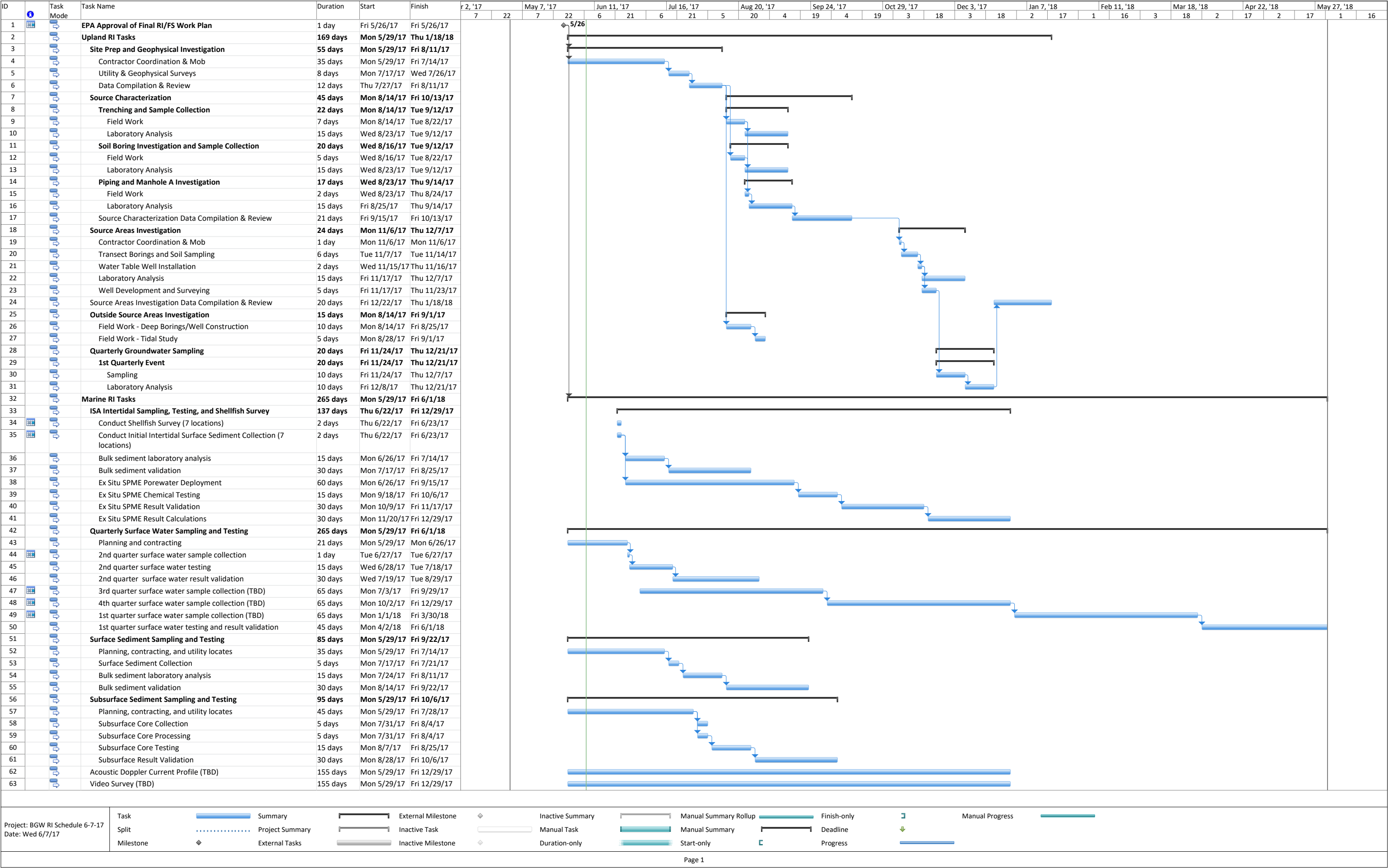
Investigation Activities Detail

Bremerton Gas Works Superfund Site
Bremerton, Washington



FIRM:
ASPECT
DRAWN BY:
CB / HRL

FIGURE NO.
1



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